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Doncaster Council

EXECUTIVE FUNCTIONS DECISION RECORD

The following decisions were taken on Tuesday, 3rd December, 2019 by Cabinet.

Date notified to all Members: Wednesday, 4th December, 2019

The end of the call in period is 5.00 p.m. on Friday, 13th December, 2019 and therefore, the decisions can be implemented on Monday, 16th December, 2019.

Present:-

Chair - Mayor Ros Jones (Budget and Policy Framework)

Vice-Chair - Councillor Glyn Jones (Deputy Mayor, Portfolio Holder for Housing and Equalities)

Cabinet Member for:

Councillor Nigel Ball	Portfolio Holder for Public Health, Leisure and Culture
Councillor Joe Blackham	Portfolio Holder for Highways, Street Scene and Trading Services
Councillor Rachael Blake	Portfolio Holder for Adult Social Care
Councillor Nuala Fennelly	Portfolio Holder for Children, Young People and Schools
Councillor Chris McGuinness	Portfolio Holder for Communities, Voluntary Sector and the Environment
Councillors Bill Mordue	Portfolio Holder for Business, Skills and Economic Development
Councillor Jane Nightingale	Portfolio Holder for Customer and Corporate Services.

PUBLIC MEETING – SCHEDULE OF DECISIONS

Public Questions and Statements

There were no public statements made at the meeting.

The Decision records dated 19th November, 2019 (previously circulated), were noted.

DECISION 1

1. AGENDA ITEM NUMBER AND TITLE

6. Doncaster's Affordable Housing Programme.

2. DECISION TAKEN

Cabinet approve:-

- (1) the development of sites within the next phase of the Council House New Build Programme;
- (2) entering into construction contracts through the framework for:-

Phase 5

Scheme	Area	Proposed No of units
Adwick Lane	Toll Bar	22
North Eastern Road	Thorne	20 (approx.)

Phase 6

Scheme	Area	Proposed No of units
New Street	Blaxton	6
Athelstane Crescent	Edenthorpe	5
Appleby Road	Intake	7

- (3) the drawdown of funding earmarked for these developments in the Housing Capital Programme;
- (4) the use of One for One (141) capital receipts from the Right to Buy (RTB) to facilitate development;
- (5) that delegated authority be given to the Director of Economy and Environment, in consultation with the Housing Portfolio Holder and the Section 151 Officer to negotiate the purchase of affordable housing brought forward as part of the development of the land at North Eastern Road; and
- (6) that delegated authority be given to the Director of Economy and Environment in consultation with the Housing Portfolio Holder and the Section 151 Officer to accept Homes England grant funding.

3. REASON FOR DECISION

Cabinet considered a report, introduced by the Deputy Mayor, Councillor Glyn Jones, which sought approval for the development of approximately 60 new homes, on Council owned land across five sites in the Borough, subject to planning

permission. The delivery of the new homes would form part of the Council House Build Programme and will provide much needed affordable homes.

The Council has ambitious plans to deliver more affordable homes, including more council housing, as part of a wider delivery programme. During 2019/20, the first developments will include a range of general needs and more bespoke accommodation. Approval is sought for the first sites to be delivered ahead of a broader mixed tenure programme, currently being developed, and which will be the subject of a future report to Cabinet.

Sites will be funded through a combination of Housing Capital Programme funds; the use of One-for-One Capital Receipts from Right to Buy sales; and grant funding allocated from the Homes England Shared Ownership and Affordable Housing Programme (SOAHP) 2016/21, should the future bid be successful.

The future sites will incorporate mixed tenure, mixed income communities and the homes will be of good quality, modern construction, energy efficient, incorporating gardens and green spaces, and meet the aspirations of local residents.

In response to a question from Councillor Rachael Bake as to whether engagement had been undertaken with older people, it was reported that the Housing Needs Assessment had identified a need to provide Older Peoples Specialist Housing, which had looked at where people wanted to live, and had taken into consideration site availability. RDASH had been consulted on the proposals and the Council would be using wider intelligence from Adult Social Care and this would be built upon going forward.

Further to a question from Mayor Ros Jones in relation to the proposed development site at New Street, Blaxton, it was noted that the Housing Needs Assessment would feature in all Housing Programmes going forward, including the 3 areas in Phase 6.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 2 – If approval is not given, the development of much needed affordable homes will not take place.

1. The Council has identified within its Housing Strategy, the requirement for more affordable homes. The delivery of approximately 60 new homes on Council owned land contributes to this delivery target. If delivery is not approved the land at all the sites will remain vacant until an alternative use can be found.
2. Should approval not be given, the Council will need to identify an alternative use for the 141 Receipts before the date that they would need to be repaid to the Government.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations made at the meeting.

6. IF EXEMPT, REASON FOR EXEMPTION

Appendix 2 to the report is not for publication as it contains financial and

commercially sensitive matters, which are exempt by virtue of Paragraph 3, of Part 1 of Schedule 12A of the Local Government Act 1972, as amended, (*information relating to the financial or business affairs of any particular person, (including the authority holding that information).*)

7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Debbie Hogg, Directorate of Corporate Services.

DECISION 7.

1. AGENDA ITEM NUMBER AND TITLE

7. Yorkshire Purchasing Organisation (YPO) Strategic Investment.

2. DECISION TAKEN

Cabinet:-

- (1) supports the transaction proposed by YPO, as indicated in the report and exempt appendices; and
- (2) confirms its financial backing for the transaction, as indicated in the report, by agreeing to underwrite the loan through entering into a Supplemental Agreement and delegates authority to the Director of Corporate Resources to approve the Supplemental Agreement, as set out at Appendix A of the report, subject to:-
 - (i) at least 10 of the 13 Founder Members remaining as Founder members, and agreeing to enter into the Supplemental Agreement,
 - (ii) the satisfactory completion of legal and financial due diligence on the proposal giving confidence to proceed; and
 - (iii) a resolution of the YPO Management Committee to enter into the transaction proposed.

3. REASON FOR DECISION

Cabinet considered a report of the Director of Corporate Resources which gave Cabinet an overview of a proposed transaction by the Yorkshire Purchasing Organisation (YPO) and the opportunity to consider the Business Case, risk profile and finance options, in order to inform the decision to be taken at the YPO Management Committee.

The report also allowed Cabinet the opportunity to consider proposed amendments to the governance arrangements of the YPO and are intended to safeguard the arrangements for the benefit of the Founder Members, should the YPO Management Committee resolve to pursue the transaction.

Councillor Jane Nightingale, Cabinet Member for Customer and Corporate Services, provided an overview of the main points within the report.

The report also set out details of the alternative option to be considered.

Members asked a number of questions and commented on various aspects of the report.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 2 – do not support the proposed transaction and Supplemental Agreement.

Should the YPO Management Committee still resolve to go ahead with the transaction, and if two thirds of members resolve to enter into a Supplemental Agreement (which amends the Management Agreement), the Council could be in a position of taking on the risk without being able to withdraw in advance. YPO does not want to put Founder Members in such a position. For that reason, it is suggested that any Council who is fundamentally opposed to the transaction, should have the opportunity to withdraw now without the normal 12 months' notice on 31st December 2019, with an option of transferring to Associate Member status. Taking this option would mean the Council is not exposed to the risk of the transaction and loan, but would mean that the Council would not receive dividend payments after 2019. This option is therefore not recommended.

If the Management Committee resolves not to enter into the proposed transaction, YPO could continue as present. In that case, a Supplemental Agreement is not required. However, in an increasing competitive market with rising costs, the existing benefits to the Council may reduce over the medium to longer term. This option is not recommended.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations made at the meeting.

6. IF EXEMPT, REASON FOR EXEMPTION

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7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Debbie Hogg, Director of Corporate Resources.

Signed.....Chair/Decision Maker

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